



October 22, 2024

William Gray, Senior Planner
City of Colorado Springs
Urban Planning Division
30 S. Nevada Ave.
Colorado Springs, CO 80903

Mr. Gray,

The purpose of this letter is to express an opinion by Downtown Partnership regarding an application by TJ&TC Three LLC with representation by YOW Architects. The request is for a minor improvement plan with an associated parking warrant for the redevelopment of two existing commercial buildings to retail and restaurant use, building façade and streetscape improvements, and a reduction of required off-street parking located at 525 and 531 S. Weber Street in the Transition Sector 2.

The Downtown Partnership supports the application for the minor improvement plan with an associated parking warrant. The project will redevelop two parcels dramatically transforming 11,000 square feet of existing vacant properties into a hub of food, beverage, and retail uses. The inclusion of patio space and streetscape improvements will create a welcoming and pedestrian friendly experience expanding on the growing vibrancy of the area. The parking warrant is sensible considering both the proximity to nearly 1,000 new multi-family residential units as well as the substantial on-street parking options within a block. Furthermore, the development is on a major north-south bike route and within a block of an east-west route.

We look forward to the continued redevelopment and expanding resident serving amenities in the new south end.

Sincerely,

A handwritten signature in black ink that reads "CJ Gondeck". The signature is written in a cursive, flowing style.

Chelsea Gondeck
Director of Planning & Mobility